

# 2 Gilmore Street, Vacy, NSW 2421

## House For Sale

Monday, 1 July 2024

2 Gilmore Street, Vacy, NSW 2421

Bedrooms: 5

Bathrooms: 2

Parkings: 4

Area: 9306 m2

Type: House



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**\$1,490,000 to \$1,550,000**

Property Highlights:- A gorgeous family home on a serene rural block in Vacy.- Open plan living and dining room, rumpus and media room.- Contemporary kitchen with an island bench and breakfast bar, 20mm Caesarstone benchtops, matte black handles, pendant lights, quality Omega appliances and a large walk-in pantry.- Five light filled bedrooms, all carpeted, three with built-in robes, walk-in to the master.- Bathroom and ensuite with built-in baths, separate showers and above mount basins.- Daikin 8 zoned ducted air conditioning, combustion fireplace and ceiling fans throughout. - Soaring 2.7m ceilings, LED downlights and roller blinds. - Undercover alfresco with two ceiling fans and stunning views.- Inground salt chlorinated pool with contemporary glass fence and paved surround.- Double attached garage with internal access plus a large shed and stables.- 3 phase power, 35,000L of water storage plus a 7.7kw solar system and solar hot water with electric booster.Outgoings: Council Rate: \$2,088 approx per annumRental Return: \$950 approx per weekNestled in the serene village of Vacy, this 2014 Coral Homes build epitomises modern comfort in a picturesque setting. Crafted from brick and Colorbond, this residence offers not just a home, but a lifestyle surrounded by incredible panoramic views.The picturesque township of Vacy is a dream for families, offering a unique blend of tranquillity and convenience. Just a brief 10 minute drive to Paterson and a mere 30 minutes to Maitland's bustling CBD and Green Hills Shopping Centre, it promises the best of both worlds. A sprawling expanse of lush green lawn welcomes you upon arrival, complemented by a wide driveway leading to the spacious double garage. A meandering path winds past the lovely front gardens, guiding you towards this beautiful home.Step through the impressive double timber doors into a spacious tiled foyer, adorned with a feature light and elegant square set cornices. The blend of tiles and plush carpeting throughout the home set a luxurious tone, enhanced by roller blinds and curtains that complement the 2.7 metre ceilings. The versatile layout provides multiple living spaces adaptable to various family needs. Ideal for family movie nights, the carpeted media room boasts ample space and a striking feature wall. Glass sliding doors open seamlessly to the alfresco area, inviting indoor-outdoor entertainment options. Another carpeted retreat, the rumpus room offers a relaxed atmosphere with its own glass sliding doors leading to the alfresco, making this a room that could easily double as a home office, with loads of natural light.The heart of this charming home is undoubtedly the open plan kitchen, living and dining room, which features a spacious layout with distinct zones. A Clean Air wood heated freestanding combustion fireplace adds warmth and charm, complemented by timber look tiles and two matte black ceiling fans with lights. Glass sliding doors seamlessly connect this area to the expansive alfresco space beyond.Prepare to be impressed by the gourmet kitchen, featuring a central island and breakfast bar, adorned with sleek 20mm Caesarstone benchtops that provide ample workspace and a gathering point for family and guests alike. A walk-in pantry offers abundant storage, while matte black handles and stylish pendant lights add a contemporary touch. The textured tiled splashback serves as both a practical and aesthetic feature, complementing the high-end Omega appliances including a 900mm oven, 5-burner gas stove, and range hood. Clean up is a breeze with the Omega dishwasher, making this kitchen a hub of functionality and style.All bedrooms are designed with comfort in mind, featuring ceiling fans and plush carpeting for a cosy atmosphere year round. The master suite stands out as a true retreat, basking in natural light through expansive windows offering picturesque rural views. Plantation shutters above the bed provide both privacy and style, complementing the room's spacious walk-in robe and well appointed ensuite bathroom. Four additional family bedrooms, strategically located within the home, three include built-in robes, ensuring ample space and comfort for everyone.Discover comfort and style in the gorgeous bathroom spaces. The main features a practical 3-way layout with a large mirror, two vanities with ceramic benchtops and above-counter basins, a separate WC, a shower, and a built-in bath. The ensuite offers similar comfort with a built-in bath, a vanity with twin above-mount basins, and a separate shower, combining functionality with modern elegance.This home is equipped with impressive features including 3-phase power, a 7.7kW solar system with 21 panels, solar hot water with an electric booster, and a Daikin 8-zone ducted air conditioning system throughout, ensuring comfort year round. Step out through the living room and you'll find the expansive undercover alfresco area, complete with two ceiling fans and plenty of room to create your dream outdoor kitchen. From here, enjoy sweeping views over the sparkling pool, spacious backyard, and the tranquil rural landscape beyond.Speaking of the pool, you will enjoy endless summers in your own private oasis with this inground fibreglass pool that measures 10 metres in length and is surrounded by a contemporary glass fence.The generous grassed backyard provides ample space for the kids to play freely or for avid gardeners to cultivate vegetable patches and even a chook run. Enhancing sustainability, three large water tanks totalling 35,000L ensure efficient water management, with two servicing the main house and the third allocated to the shed.The large shed found in the yard has its own undercover verandah, presenting endless possibilities, whether it's an additional

entertaining space or a workshop for hobbies and projects. Two stables behind the shed add to the property's versatility, and the attached double garage offers internal access and an extra-high door to accommodate 4WD vehicles. Embrace a lifestyle of comfort, luxury, and tranquility in this stunning rural retreat. Don't miss the opportunity to make this your family's dream home. We encourage our clients to contact the team at Clarke & Co Estate Agents today to secure their inspections. Why you'll love where you live; - Enjoy your very own divine property, set in the picturesque township of Vacy.- Within 10 minutes of the historic township of Paterson, offering easy access to all your everyday needs.- Located within a 30 minute drive to Maitland or Raymond Terrace, offering a vast range of retail, dining and entertainment options.- 50 minutes to Newcastle Airport.- 1 hour to Newcastle CBD and beaches.- Just over an hour to the pristine shores of Port Stephens.\*\*\*Health & Safety Measures are in Place for Open Homes & All Private InspectionsDisclaimer: All information contained herein is gathered from sources we deem reliable. However, we cannot guarantee its accuracy and act as a messenger only in passing on the details. Interested parties should rely on their own enquiries. Some of our properties are marketed from time to time without price guide at the vendors request. This website may have filtered the property into a price bracket for website functionality purposes. Any personal information given to us during the course of the campaign will be kept on our database for follow up and to market other services and opportunities unless instructed in writing.